097.0 Map | 0003 Block | 0007.0 Lot | 1 of 1 CARD | Residential | ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,185,800	/	1,185,800
USE VALUE:	1,185,800	/	1,185,800
ASSESSED:	1,185,800	/	1,185,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		FROST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIE MICHAEL TRUSTEE
Owner 2:	DUMERY BARBARA TRUSTEE
Owner 3:	
Street 1:	19 FROST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RIE MICHAEL -
Owner 2:	DUMERY BARBARA -
Street 1:	19 FROST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 14,430 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Brick Exterior and 3001 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14430.000	582,700	6,100	597,000	1,185,800
Total Card	0.331	582,700	6,100	597,000	1,185,800
Total Parcel	0.331	582,700	6,100	597,000	1,185,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 395.20 | /Parcel: 395.2

Legal Description

User Acct 63442

GIS Ref

GIS Ref

Insp Date 11/20/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 097.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	582,200	6100	14,430.	597,000	1,185,300	1,185,300	Year End Roll	12/18/2019
2019	101	FV	440,600	6100	14,430.	597,000	1,043,700	1,043,700	Year End Roll	1/3/2019
2018	101	FV	440,600	6100	14,430.	511,700	958,400	958,400	Year End Roll	12/20/2017
2017	101	FV	440,600	6100	14,430.	477,600	924,300	924,300	Year End Roll	1/3/2017
2016	101	FV	440,600	6100	14,430.	409,400	856,100	856,100	Year End	1/4/2016
2015	101	FV	417,100	6200	14,430.	366,700	790,000	790,000	Year End Roll	12/11/2014
2014	101	FV	417,100	6200	14,430.	339,500	762,800	762,800	Year End Roll	12/16/2013
2013	101	FV	417,100	6200	14,430.	323,700	747,000	747,000		12/13/2012

!7920!

PRINT

Date	Time
12/10/20	22:31:10

LAST REV

Date	Time
08/01/19	15:56:15

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7920

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RIE MICHAEL,	58320-322		1/20/2012	Convenience	1	No	No		
BOHEN JEANNE G	53231-201		7/20/2009		775,000	No	No		
SCHREIBER JOHN	44205-333		11/30/2004	Family	1	No	No		
GIVEN ANNETTE M	33100-211		6/20/2001		744,000	No	No		
GIVEN PETER F -	22401-12		9/16/1992		1	No	No		A

USER DEFINED

Prior Id # 1:	63442
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2019	580	Wood Dec	24,850	C				
11/30/2016	1485	Redo Bas	50,434					replace facade+fin
12/12/2013	1805	Manual	18,180	O				
5/13/2010	429	Re-Roof	7,200					
10/2/2001	720	New Wind	13,000	C				21 REPLACEMENT WIN
8/4/1994	394		5,000	O				REM/KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2018	Inspected	CC	Chris C
10/18/2018	MEAS&NOTICE	BS	Barbara S
3/5/2014	Info Fm Prmt	EMK	Ellen K
6/3/2009	Measured	189	PATRIOT
10/5/2001	MLS	MM	Mary M
11/8/1999	Mailer Sent		
10/15/1999	Measured	264	PATRIOT
7/26/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14430		Sq. Ft.	Site		0	70.	0.59	4									597,030						597,000	

Total AC/HA: 0.33127 | Total SF/SM: 14430 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 597,030 | Spl Credit | Total: 597,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:	2 - Clapboard	50	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12901449
Const Adj.:	1.03514647
Adj $ / SQ:	146.087
Other Features:	116026
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	715843
Depreciation:	133147
Depreciated Total:	582696

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

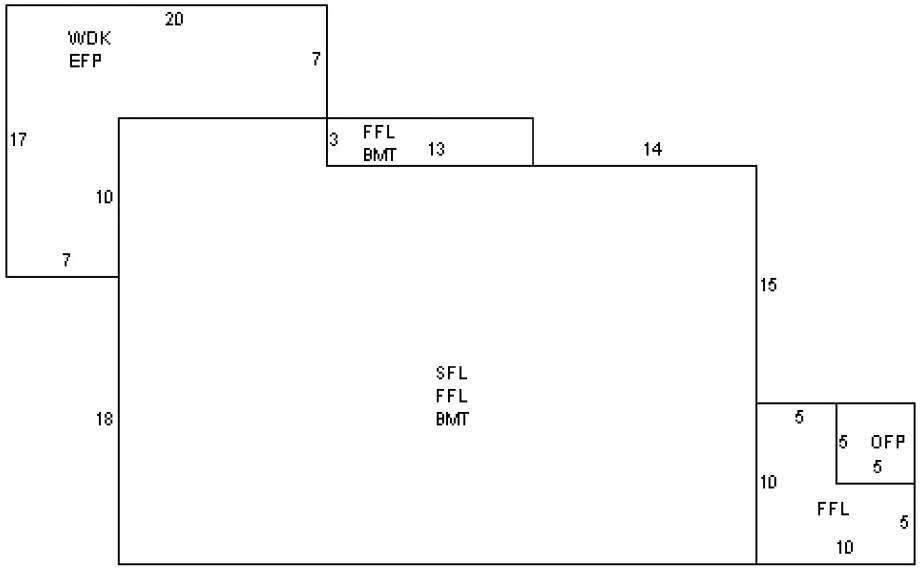
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	194.30
Special Features:	0	Val/Su Net:	156.85
Final Total:	582700	Val/Su SzAd	265.83

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,153	146.090	168,438
BMT	Basement	1,078	83.270	89,765
SFL	Second Floor	1,039	146.090	151,784
EFP	Enclos Porch	210	41.600	8,736
WDK	Deck	210	11.140	2,339
OFP	Open Porch	25	45.550	1,139

Net Sketched Area:	3,715	Total:	422,201
Size Ad	2192	Gross Are	3715	FinArea	3001
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 097.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1931	21.25	T	40	101			5,100			5,100
19	Patio	D	Y	1	33X13	A	AV	1985	3.12	T	27.2	101			1,000			1,000

More:	N	Total Yard Items:	6,100	Total Special Featues:		Total:	6,100

IMAGE

AssessPro Patriot Properties, Inc